



DESCRIPTION

The Oast House is a historic Grade II listed property that has been converted into an office building, fully equipped for businesses. Extending over two floors, the building offers flexible Class E office space with a net internal area of 6,532 sq.ft, while the total site area is approximately 6,750 sq.ft. The property provides all the amenities required for professional office use, including 9 parking spaces and individual building management services.

The offices are currently arranged across 11 units, with short-term leases ranging from 1 to 3 year. The property's strategic location ensures excellent connectivity, being just a 6-minute drive or a 15-minute walk from Farnham Railway Station.

MULTI LET INCOME PRODUCING INVESTMENT OPPORTUNITY

- > Two floors comprising **11 office units**.
- > Net internal area: **6,532 sq.ft** (gross internal area including communal areas: **6,846 sq.ft**)
- > Net total income: **£75,000** per annum (**potential £110,000 if fully let**)
- > Short-term leases of **1–3 years**; all agreements are outside the Act
- > **9 parking** spaces included
- > Use **class E**
- > Electricity costs charged **1 month** in arrears
- > Building management services charged per tenant per sq.ft, totalling circa **£23,000 per annum**
- > GCS Properties are inviting offers in excess of **£800,000 for the freehold**.

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